



28 Ellerslie Court, Upper Park Road, Manchester, M14 5RH

Price: Offers Over £175,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Spacious Two-Bedroom First Floor Apartment
- Generous 837 Sq. Ft. Of Living Accommodation
- Bright Open-Plan Living And Dining Area
- Two Double Bedrooms, Including Principal Bedroom With Ensuite
- Separate Three-Piece Bathroom With Shower Over Bath
- EPC Rating B, Double Glazing And Electric Heating
- Well-Maintained Communal Gardens And Ample Resident Parking

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INTRODUCTION Spacious Two-Bedroom First Floor Apartment | 837 Sq. Ft. | Ensuite To Principal Bedroom | EPC Rating B | Communal Gardens | Resident Parking

Situated within the peaceful and sought-after surroundings of Ellerslie Court in the ever-popular Victoria Park, this well-presented two-bedroom first floor apartment offers an impressive 837 sq. ft. of accommodation. Combining generous living space with excellent transport links and convenient access to Manchester city centre, the property would make an ideal purchase for first-time buyers, professionals, or investors alike.

Upon entering, you are welcomed into a bright and spacious open-plan living and dining area, providing a versatile space for both relaxing and entertaining. The adjoining kitchen is well maintained and thoughtfully arranged, offering ample storage and generous worktop space to accommodate everyday cooking and meal preparation.

The apartment benefits from two well-proportioned double bedrooms, with the principal bedroom enjoying the added advantage of a private ensuite shower room. A separate main bathroom serves the remainder of the property and comprises a three-piece suite, including a bath with shower over.

Further benefits include double glazing, electric heating and an impressive EPC rating of B. The property is leasehold, with approximately 100 years remaining on the lease, and falls within Council Tax Band C.

Externally, residents can enjoy well-maintained communal gardens, providing an attractive outdoor setting, together with ample resident parking for added convenience.

Location

Ellerslie Court enjoys a peaceful residential setting within Victoria Park, while remaining ideally positioned for access to Manchester city centre and the surrounding areas. Excellent transport links are available nearby, making the property particularly convenient for commuters. The universities and major hospitals are also within easy reach, while the surrounding area offers a fantastic selection of local shops, bars, restaurants and everyday amenities. The renowned Curry Mile, famous for its diverse choice of restaurants and vibrant atmosphere, is just a short walk away.

Offering spacious accommodation, practical features and a high convenient location, this attractive apartment represents an excellent opportunity for buyers seeking a well-connected home in one of Manchester's popular residential areas.

TENURE

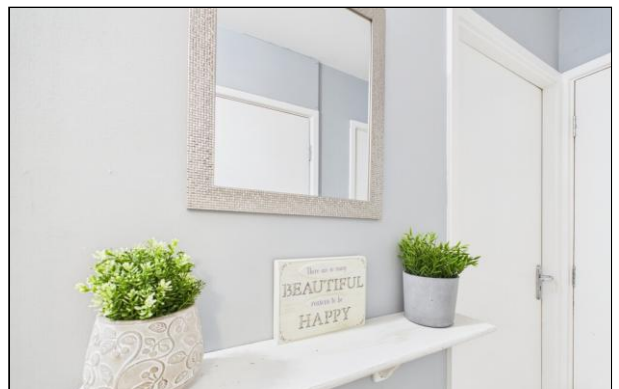
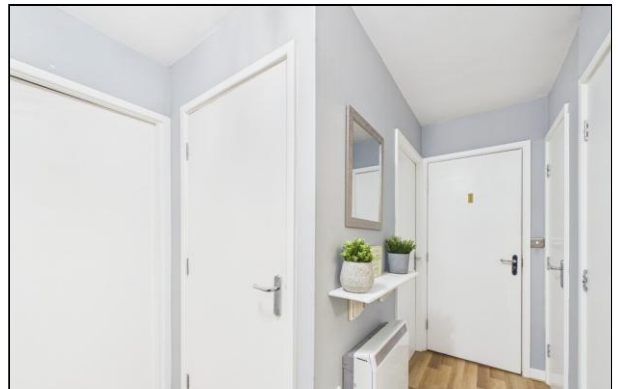
The property is **Leasehold (100 Years Remaining)**

SERVICE CHARGE

£1,945

GROUND RENT

£50



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COUNCIL TAX

Band C

ANNUAL COUNCIL TAX AMOUNT

£2,055

BROADBAND COVERAGE

We are advised that the property can obtain

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://www.ofcom.org.uk/mobile-coverage-checker>

PLEASE NOTE

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14/10/2026

